	Total Card /	Total Parcel
APPRAISED:	1,016,400 /	1,016,400
USE VALUE:	1,016,400 /	1,016,400
ASSESSED:	1,016,400 /	1,016,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GERSON MILES S
Owner 2:	
Owner 3:	
Street 1:	2 FALMOUTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	DOLAN DAVID D & SARA Q -
Owner 2:	-
Street 1:	PO BOX 292
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:	
Postal:	02476	

NARRATIVE DESCRIPTION

This parcel contains 9,017 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 4296 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9017.000	533,000		483,400	1,016,400
Total Card	0.207	533,000		483,400	1,016,400
Total Parcel	0.207	533,000		483,400	1,016,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 236.62 | /Parcel: 236.6

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0004-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

TAX DISTRICT | PAT ACCT. | 16649

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN DAVID D &	75314-505	1	8/7/2020		1,675,000	No	No		
DEVLIN ROBERT G	72841-587	1	6/27/2019	Portion-Asst	470,000	No	No		Sub-division, sale of 9,017 sqft of land Devl

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2020	1275	Solar Pa	31,365	C				

Legal Description

User Acct
421627
GIS Ref
GIS Ref
Insp Date
04/20/20

Entered Lot Size
Total Land:
Land Unit Type:

!16649!

PRINT

Date	Time
12/11/20	06:13:34

LAST REV

Date	Time
12/03/20	14:26:35
danam	

USER DEFINED

Prior Id # 1:	62407
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2020	SQ Returned	MM	Mary M
9/9/2020	SQ Mailed	MM	Mary M
4/20/2020	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9017		Sq. Ft.	Site		0	70.	0.77	4										483,359						483,400	

Total AC/HA:	0.20700	Total SF/SM:	9017	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	483,359	Spl Credit		Total:	483,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021 · apro · 2021

EXTERIOR INFORMATION

Field	Value
Type:	6 - Colonial
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B+ - Good (+)
Year Blt:	2020 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	G21 Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	1 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall:	% Sprinkled:

BATH FEATURES

Field		Rating:	
Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Field		Rating:	
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	AV - Average	1.0 %
Functional:		%
Economic:		%
Special:	NC - New Cons't	40. %
Override:		%
Total:		40.6 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	125.00
Size Adj.:	0.89444184
Const Adj.:	0.93990600
Adj $ / SQ:	105.086
Other Features:	118505
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	897366
Depreciation:	364331
Depreciated Total:	533035

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1								# Units: 1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 2			HB 1				

REMODELING

Field	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	153.43
Special Features:	0	Val/Su Net:	90.52
Final Total:	533000	Val/Su SzAd	124.08

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,562	105.090	164,145
SFL	Second Floor	1,562	105.090	164,145
TQS	3/4 Story	1,172	105.090	123,109
BMT	Basement	1,097	31.530	34,584
GAR	Garage	465	19.150	8,906
OFP	Open Porch	30	41.360	1,241

Net Sketched Area:	5,888		Total:	496,130
Size Ad	4295.5	Gross Are	6278 FinArea	4296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

PARCEL ID

095.0-0004-0001.B

MOBILE HOME

Make:	Model:	Serial #:	Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Features:		Total:	